



ARCHITECTURAL REVIEW BOARD MINUTES

The Architectural Review Board met on Monday, October 28, 2013 at 4:00 P.M. in the 3rd Floor Conference Room at City Hall, 828 Center Avenue.

Present: Pam Langan, Jerry Jones, Richard Linde and Ald. Scott Lewandoske

Absent: Dan Daun, Joe Clarke and Scott Matula

Staff present: Steve Sokolowski, Chad Pelishek, Mayor Vandersteen and Janet Duellman

Others: Sheri Murphy, Troy Jacoby and Tony Meeuwsen

The meeting was called to order and the Pledge of Allegiance was recited.

Election of Chairperson pro tem to preside during meeting.

Pam Langan nominated Jerry Jones, Richard Linde seconded. The motion passed unanimously.

Approval of minutes of October 14, 2013 meeting.

Pam Langan moved to approve, Ald. Scott Lewandoske seconded.

The motion passed unanimously.

Building additions and parking structures for Acuity located at 2800 S Taylor Dr.

Sheri Murphy, Troy Jacoby and Tony Meeuwsen were present to discuss this issue.

Mr. Jacoby explained that Acuity Insurance is proposing to construct building additions, two (2) enclosed parking structures and other various site improvements to their property located at 2800 S. Taylor Drive.

The bulk of the addition will be a replication of the existing facility in terms of scale, massing, material and detailing. The northwest addition will be a two-story office with a full basement. The existing center galleria will also have additions to the east and west that replicate the existing design vocabulary, consisting of a glass element with a gable roof. The referenced galleria additions will have a full basement and it will house training facilities and lecture hall at grade level and Acuity's dining area on the second level. The second level will be a two-story high space under the gabled roof. The total gross square footage of the addition will be +/- 250,000 square feet. The footprint of the addition will be +/- 88,000 square feet.

The office portion will be clad in the same buff colored stone or precast concrete to match the existing facility. Punched wood windows will match the existing windows. Flat roof will be a single ply loose laid ballasted system. Gabled roof will be slate tile or synthetic slate tile to match existing appearance.

The center galleria will be predominantly glazed with a wood clad window system. The center galleria will be the focal point of the design standing at approximately 80 feet tall at the peak.

Flanking the building on the north and south will be two (2) parking structures, providing approximately 1480 total stalls. Each structure has four levels of parking with one level below grade. The height of the structures matches the scale and massing of the existing two story office building.

The parking structures will be clad in a buff colored architectural precast to match the stone of the office building.

The committee discussed the number of levels of parking, height of new building additions and parking structures, loading dock visibility from S. Taylor, landscaping, traffic flow and access, security, building design, material and color matching and mechanical locations.

Richard Linde moved to approve as submitted, Pam Langan seconded. The motion passed unanimously.

Adjournment.

Pam Langan moved to adjourn, Richard Linde seconded. Meeting adjourned 4:32 pm.

Motion passed unanimously.

Janet M Duellman
Recording Secretary